



AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
RICHFIELD VILLAGE HALL
4128 HUBERTUS ROAD, HUBERTUS WISCONSIN
MARCH 19, 2014
6:30 P.M.

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Richfield Architectural Review Board, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. Notice of Village Board Quorum (Chairperson to announce the following if a quorum of the Village Board is an attendance at the meeting: "Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during Public Hearings, or if the rules are suspended to allow them to do so.")

1. Call to Order/ Roll Call
2. Verification of Open Meetings Law compliance
3. Pledge of Allegiance
4. Approval of Minutes from February 19, 2014 - Regular Meeting
5. DISCUSSION/ACTION
 - a. Discussion/Action regarding residential home plans for Lot 40 in Reflections Village (Bielinski Homes)
6. ADJOURNMENT

Additional explanation of items on the agenda (Communication Forms) can be found on the village's website at www.richfieldwi.gov.

Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's office at 628-2260 or www.richfieldwi.gov with as much advance notice as possible.

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1. Call to Order/Determination of Quorum

Chairman Bob Wirth called the meeting to order at 6:29 PM, noting that a quorum of the Board was present.

Present: Board members Jason Duehring, Jim Otto and Del Schmechel.

Also present were Interim Administrator Jim Healy and Building Inspector Joel Jaster.

2. Confirmation of Open Meetings Law Compliance

Interim Administrator Healy confirmed that the agenda was posted at the Colgate, Hubertus, and Richfield U.S. Post Offices as well as online and at Village Hall. Digital copies of the agenda were also sent to the *West Bend Daily News*, *Milwaukee Journal Sentinel*, *Hartford Times Press*, and *Germantown Express News*.

3. Pledge of Allegiance

4. Minutes from January 15, 2014 – Regular Meeting

Interim Administrator Jim Healy requested the Board allow him to make a minor amendment to the minutes to reflect comments from both Chairman Wirth and Board member Otto regarding the worship space's design being akin to a "big box" store.

Motion by Board Member Jim Otto to approve the minutes from the January 15, 2014 regular meeting minutes with the additional minor revision requested by Village Staff; Seconded by Board Member Del Schmechel; Motion passed without objection.

5. DISCUSSION/ACTION ITEMS

a. Discussion/Action regarding a Site, Building and Plan of Operation submittal for St. Gabriel Catholic School located at 3733 Hubertus Road (Tax Kay: V10-0829)

Interim Administrator Healy discussed the petition being sought by St. Gabriel's Catholic School and how, due to the nature of their request, the Architectural Review Board potentially has different review criteria tonight.

Pursuant to Section 70.133 of the Village Code of Ordinances, the petitioners were requesting an exemption from the building material requirement given that their structure is constructed using the same prohibited materials. In order for an exemption to be granted, the Architectural Review Board and the Plan Commission must approve the design by $\frac{3}{4}$ majority vote.

Kevin Brehm, representing St. Gabriel's School, provided the Board with a brief MS Power Point presentation outlining their request and how the petition to allow for an all-day 4K program could potentially impact their enrollment in a positive manner.

Motion by Board Member Jim Otto to approve the permanent addition made of non-compliant materials to St. Gabriel's Catholic School based on the fact that 1) due to existing grades it will not be visible to neighboring residents, or from Hubertus and Scenic Road, and that 2) they are proposing to work with Commissioner Kurt Bartel to create a landscaping plan which will be subject to the Plan Commission's satisfaction to further mitigate the visual impact of the structure; Seconded by Board Member Jason Duehring; Motion passed without objection.

6. Adjournment

Motion by Board Member Jason Duehring to adjourn; Seconded by Board Member Jim Otto; Motion carries without objection at 7:08 PM.

Respectfully Submitted,



Jim Healy
Interim Village Administrator
Planning & Zoning Administrator

5 a



VILLAGE OF RICHFIELD
ARCHITECTURAL REVIEW BOARD COMMUNICATION FORM
MEETING DATE: March 19, 2014

SUBJECT: Lot 40, Reflections Village, Bielinski Homes
DATE SUBMITTED: March 11, 2014
SUBMITTED BY: Jim Healy, Interim Village Administrator

POLICY QUESTION: DOES THE ARCHITECTURAL REVIEW BOARD WISH TO RECOMMEND TO THE PLAN COMMISSION THE APPROVAL OF THE PROPOSED HOME DESIGN?

ISSUE SUMMARY:

By way of background, this home design from Bielinski Homes is the third generation of a design previously submitted to Staff dating back to November 2013. This third generation is being submitted to the Architecture Review Board for review and consideration to build within Reflections Village on Lot 40.


As listed in the approved Residential Site, Building and Plan of Operation for Reflections Village the 'Project Description' states the following: "*The architectural inspiration for the subdivision will draw on the best classic styles and details from the 1890s through the 1940s, from modest cottages to the most elegant Queen Anne and Victorian estates of that era.*" Bielinski Homes project manager John Wachter, in attendance tonight on behalf of the property owner(s), refers to this home design as a 'Designer Craftsman' home.

The front elevation has a considerable amount of stone work framing the first story double-hung window and the front porch, along with tapered columns helping to frame the entryway from the street view. The garage door is another prominent architectural feature on the front elevation because of the wood door design and the decorative metal door handles and hinges. Staff has yet to see color renderings for this garage door. Above the garage door there is fish scale siding that frames the attic's false window. The other notable features of this design elevation are the gable peak on the second story as well as the small shed roof treatment and copper shed porch roof.

The rear elevation transfers the same stone work from the front of the house onto the tapered deck support columns in an effort to convey the Craftsman-inspired style the architect is trying to showcase. The eyebrow arch in the deck frame is a nice architectural detail, but it should be noted that it is not found anywhere else on the home. Additional information will need to be supplied by the home builder relative to the 'slats' on the deck shown. Details of which were not provided to Staff. A frieze board band continues along the same plane as the deck to break up the tier levels of the home. Without the benefit of seeing color renderings it is difficult to see how the use of contrasting colors, if chosen, will work.

The right and left elevations both include several windows along with the continued use of frieze boards that help break up the siding. The fish scaling is again carried across the top of the gables to create a consistent motif throughout the exterior. On the basement level there is one bullet window on each side which allows natural light into the basement and helps break up space.

FUTURE IMPACT AND ANALYSIS:

REVIEWED BY:  Village Deputy Treasurer

Forward to Plan Commission: Yes
Addition Approvals Needed: Yes

ATTACHMENTS:

1. Home design for Lot 40, Bielinski Homes
2. Lot overview of Reflections Village subdivision



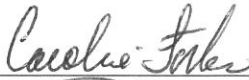
VILLAGE OF RICHFIELD
ARCHITECTURAL REVIEW BOARD COMMUNICATION FORM
MEETING DATE: March 19, 2014

SUBJECT: Lot 40, Reflections Village, Bielinski Homes
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SUBMITTED BY: Jim Healy, Interim Village Administrator

STAFF RECOMMENDATION:

None

APPROVED FOR SUBMITTAL BY:



Village Staff Member



Interim Village Administrator

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN

Resolution No. _____
Ordinance No. _____
Approved _____
Other _____

Continued To: _____
Referred To: _____
Denied _____
File No. _____

OWNER: DANIEL J. HATHAWAY & JESSICA M. TEYNOR
 1530 MEADOW LANE, SUITE A • PISCATAWAY, NJ 08854
 (908) 542-9484

DESIGNER: HAMILTON
 DESIGNER CRAFTSMAN
 DATE: 3/5/14
 SHEET: 24.25

BIELINSKI
 homes

1530 Meadow Lane, Suite A • Piscataway, NJ 08854
 (908) 542-9484

Built for:
 Daniel J. Hathaway &
 Jessica M. Teynor
 Lot #40 Reflections Village
 Richfield, WI.

Job Number:
 BOYL-1-0611

Phase: BASE PLANS
 Date: 6/21/13
 Description: 12" COUNTERTOP REV.

Drawn By: JRW
 Plan Date: 3-5-14
 Release Date:

Technical Data:
 SQUARE FOOTAGE:
 1ST FLOOR - 1212 SQ. FT.
 2ND FLOOR - 1225 SQ. FT.
 TOTAL - 2437 SQ. FT.

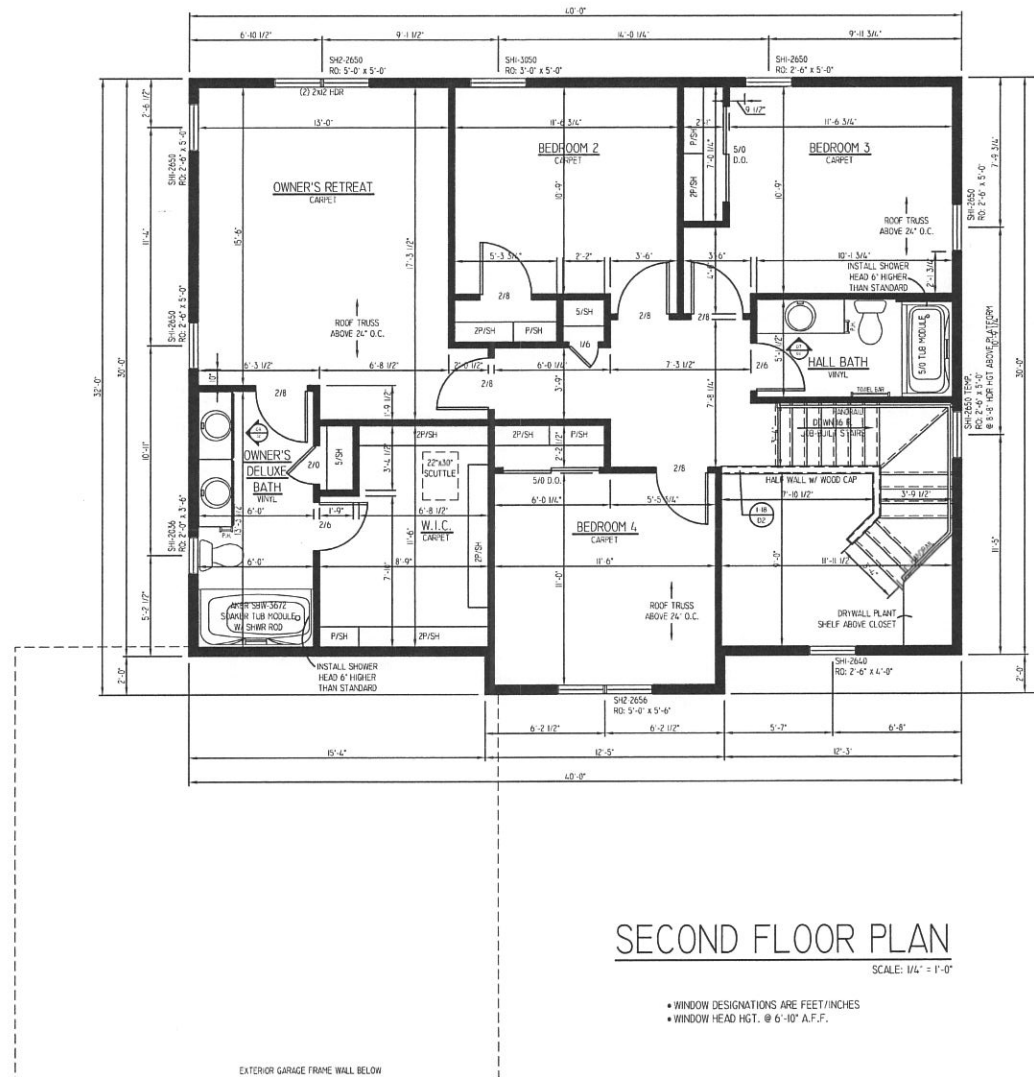
GARAGE AREA - 554 SQ. FT.
 OVERALL WIDTH - 29'-0"
 OVERALL DEPTH - 52'-0"

Model: HAMILTON
 Designer: DESIGNER CRAFTSMAN
 Plan #24.25 | Series: STERLING

Sheet Title:
 2-CAR ELEVATION

Sheet Number:
 1.1 of 4





SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

- WINDOW DESIGNATIONS ARE FEET/INCHES
- WINDOW HEAD HGT. @ 6'-10" A.F.F.

PRELIMINARY

3/5/14

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NO PART OF THIS PLAN SHALL BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY.



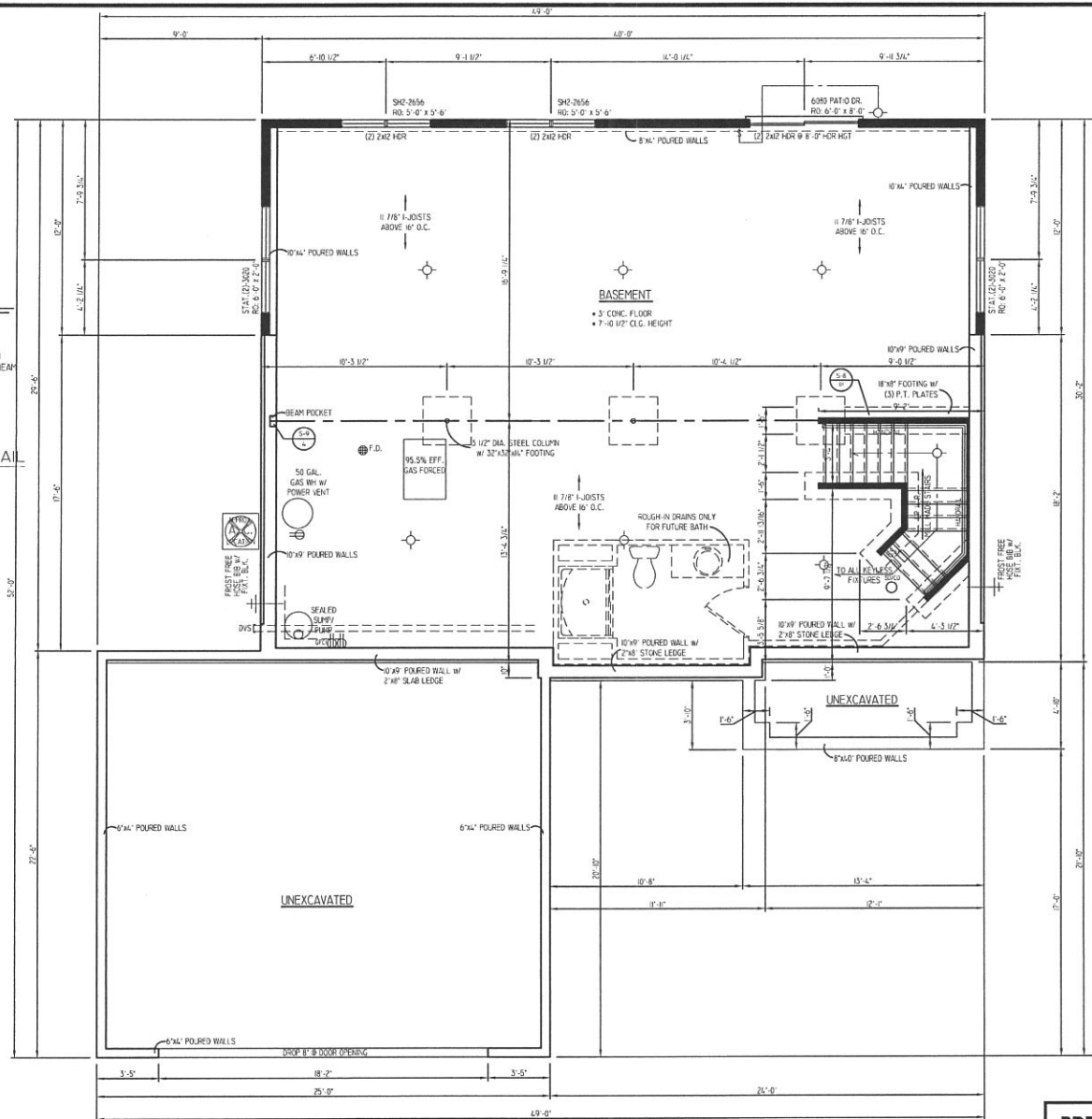
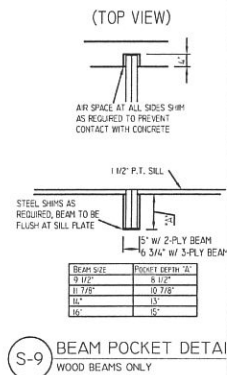
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9464

Built for:
Daniel J. Hathaway &
Jessica M. Teynor
Lot #40 Reflections Village
Richfield, WI.

Job Number:
BOYL-I-0611

Phase: BASE PLANS

Date: 6/21/13 Description: 112" COUNTERTOP REV.



PRELIMINARY
3/5/14

BIELINSKI homes

1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

DESIGNER: CRAFTSMAN
STERLING

Model: HAMILTON
Sheet: #2425

Built for:
Daniel J. Hathaway &
Jessica M. Teynor
Lot #40 Reflections Village
Richfield, WI.

Job Number:
BOYL-I-0611

Phase: BASE PLANS

Date	Description
6/21/13	12" COUNTERTOP REV.

Drawn By: JRW
Plan Date: 3-5-14
What Date: 3-4-14
Release Date:

Technical Data:

SQUARE FOOTAGE:
1ST FLOOR - 1262 SQ. FT.
2ND FLOOR - 1225 SQ. FT.
TOTAL 2487 SQ. FT.

GARAGE AREA - 554 SQ. FT.

OVERALL WIDTH - 49'-0"
OVERALL DEPTH - 52'-0"

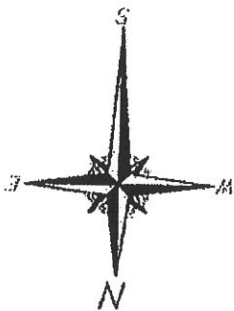
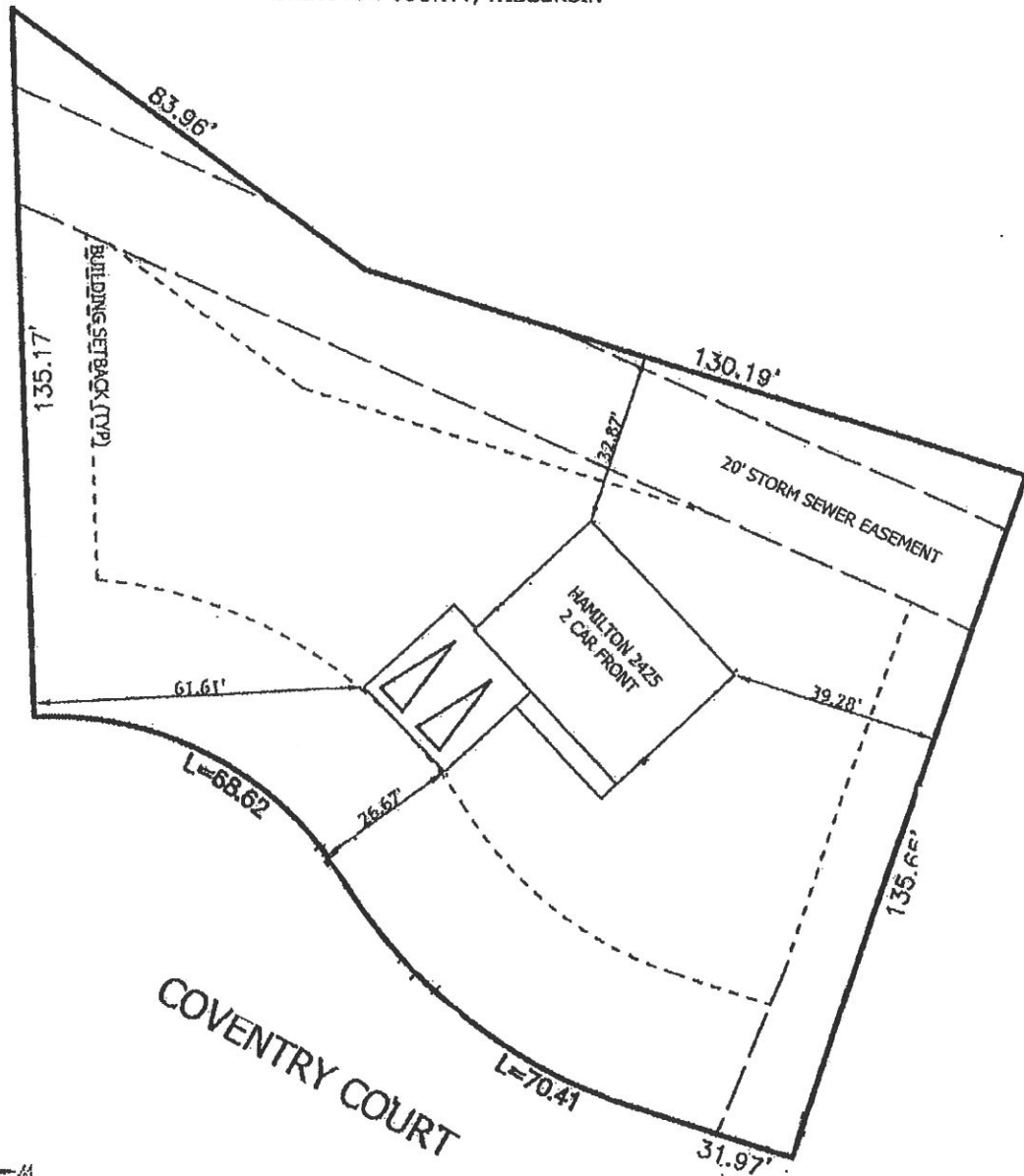
Model: HAMILTON
Designer: CRAFTSMAN
Plan #2425
Sheet: STERLING

Sheet Title: FOUNDATION PLAN

Sheet Number: 4 of 4

LOT FIT EXHIBIT

BEING ALL OF LOT 40, REFLECTIONS VILLAGE, VILLAGE OF RICHFIELD,
WASHINGTON COUNTY, WISCONSIN



SCALE: 1" = 30'



DH 3/4/14 *JD* DH
JD 3/12/14

Illustrative Master Plan

ILLUSTRATIVE MASTER PLAN



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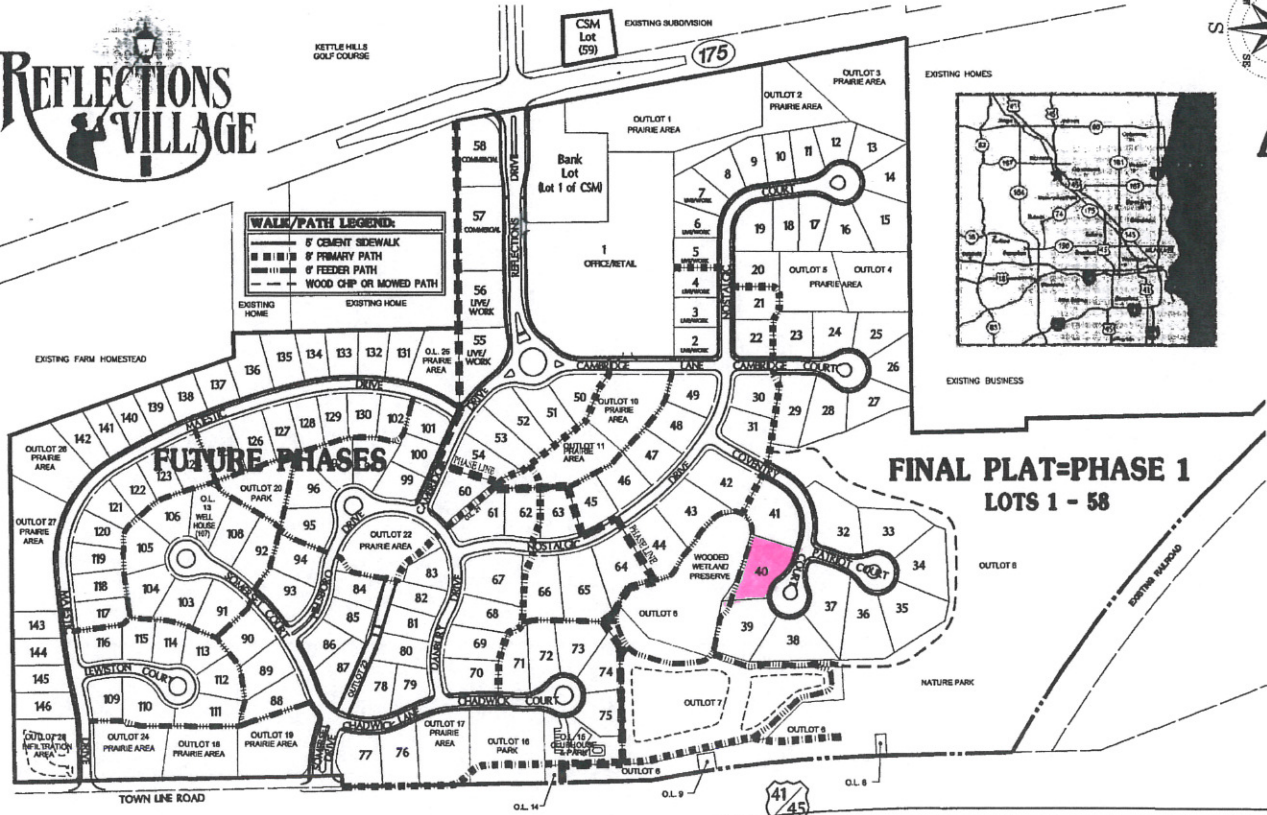
EXISTING BUSINESS

**FINAL PLAT=PHASE 1
LOTS 1 - 58**

FUTURE PHASES

WALK/PATH LEGEND:

	8' CEMENT SIDEWALK
	8' PRIMARY PATH
	8' FEEDER PATH
	WOOD CHIP OR MOWED PATH



ARTIST INTERPRETATION FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LOT DIMENSIONS AND TREE LOCATIONS ARE SUBJECT TO CHANGE. (12-4-09)